

IN THE UNITED STATES PATENT AND TRADEMARK OFFICE
BEFORE THE BOARD OF PATENT APPEALS AND INTERFERENCES

Appellant(s) : Manoj Modi
Serial Number : 10/677,037
Filing Date : September 30, 2003
Title : *SYSTEM AND METHOD OF MANAGING REAL
PROPERTY THROUGH A CENTRAL
DATABASE*
Confirmation No. : 7699
Examiner : Chen, Te Y.
TC/Art Unit : 2161
USPTO Customer No. : 26707
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APPEAL BRIEF

Mail Stop Appeal Brief-Patents

Commissioner for Patents
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Sir:

Appellants submit the following Appeal Brief under 37
C.F.R. § 41.37 appealing the Final Rejection from the USPTO
dated January 8, 2007.

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I. REAL PARTY IN INTEREST

U-HAUL INTERNATIONAL, INC., a corporation of the State of Nevada, having a principal place of business at 2721 N. Central Avenue, Phoenix, Arizona 85004, is the real party in interest of the present application. An assignment of all rights, title, and interest in the present application to U-HAUL INTERNATIONAL, INC. was executed by the inventor(s) and recorded by the U.S. Patent and Trademark Office at reel 014578/0108.

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II. RELATED APPEALS AND INTERFERENCES

There are no appeals or interferences pending related to the present application.

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III. STATUS OF CLAIMS

The present application contains 23 pending claims. Claims 1-4 and 9-27 are pending and have been finally rejected under 35 U.S.C. 103(a) as being unpatentable over U.S. Patent No. 6327574 (Kramer) in view of U.S. Patent No. 6694331 (Lee). Claims 5-8 have been cancelled.

Claims 1-4 and 9-27, the claims on appeal, are listed in the Claims Appendix.

IV. STATUS OF AMENDMENTS

Appellants filed 25 claims with the original application on September 30, 2003. In an office action dated March 27, 2006, the Examiner provisionally rejected claims 1, 9, 15, and 22 based on the ground of nonstatutory obviousness-type double patenting over claims 1, 9, 19, and 25 of related Application No. 10/676,621. The examiner rejected claims 1-25 under 35 U.S.C. 102(b) as being anticipated by Kramer. Appellant(s) responded to the March 27, 2006 Office Action by amending claims 1, 9, 15, and 22, cancelling claims 5-8, and adding claims 26-27.

In the final Office Action dated January 8, 2007, the Examiner finally rejected claims 1-4 and 9-27 under 35 U.S.C. 103(a) as being unpatentable over Kramer in view of Lee. No further amendments have been made.

V. SUMMARY OF CLAIMED SUBJECT MATTER

The present invention is generally directed to a computer network which uses a central database to manage a portfolio of real property holdings. The real property information related to the portfolio is stored on the central database and organized into a plurality of information categories. The totality of real property information is broken down into individual items which are stored into information categories. An item may be a street address or plumbing fixture or tax record. The information categories are general purpose category, infrastructure category, business category, accounting category, and maintenance category. A computer hosts a website for users to access the central database and view one or more categories of the real property information. Each group of people within the organization can have responsibility for overseeing their information category in accordance with their job function and expertise. Each authorized user can edit the real property information and save the edited real property information back to the central database. The real property information is then re-assembled from the different information categories to present a composite representation of the real property. Other users access the edited real property information from the central database.

With respect to claim 1, the present invention is a method of accessing real property information for display on a website comprising the step of storing of real property information from a portfolio of real properties on

a central database organized under a plurality of information categories, including a general purpose category, infrastructure category, business category, accounting category, and maintenance category, as found in paragraphs [00020]-[00026] and FIGs. 2-4. Each item of real property information is stored in only one of the plurality of information categories, see paragraphs [00025]-[00026]. The method further includes the step of selecting real property information for display, as found in paragraph [00034] and FIG. 6. The method further includes the step of retrieving the selected real property information from multiple information categories on the central database, as found in paragraphs [00035]-[00037] and FIGs. 5-6. The method further includes the step of combining the selected real property information from multiple information categories to provide a composite view of the real property, as found in paragraphs [00035]-[00068] and FIGs. 5-11. The method further includes the step of displaying the selected real property information on the website, as found in paragraphs [00035]-[00068] and FIGs. 5-11.

With respect to claim 9, the present invention is a method of using a central database to manage real property comprising the step of organizing of real property information under a plurality of information categories, as found in paragraphs [00020]-[00026] and FIGs. 2-4. Each item of real property information is stored in one of the plurality of information categories, see paragraphs [00025]-[00026]. Each information category defines an aspect of the management of the real property including a

general purpose category, infrastructure category, business category, accounting category, and maintenance category, as found in paragraphs [00020]-[00026] and FIGs. 2-4. The method further includes the step of retrieving real property information from at least one of the plurality of information categories on the central database, as found in paragraphs [00035]-[00037] and FIGs. 5-6. The method further includes the step of displaying the real property information on a website for a first user, as found in paragraphs [00035]-[00068] and FIGs. 5-11. The first user edits the real property information, see paragraph [00036]. The method further includes the step of saving edited real property information back to the central database, see paragraph [00036].

With respect to claim 15, the present invention is a method of managing real property comprising the step of storing of real property information from a portfolio of real properties on a central database organized under a plurality of information categories, as found in paragraphs [00020]-[00026] and FIGs. 2-4. Each item of real property information is stored in one of the plurality of information categories. Each information category defines an aspect of the management of the real property, see paragraphs [00025]-[00026]. The method further includes the step of providing a website, as found in paragraphs [00035]-[00068] and FIGs. 5-11. The method further includes the step of retrieving the real property information from first and second information categories on the central database, as found in paragraphs [00035]-[00037] and FIGs. 5-6. The method further includes the

step of combining the selected real property information from the plurality of information categories to provide a composite view of the real property, as found in paragraphs [00035]-[00068] and FIGs. 5-11. The method further includes the step of displaying the real property information from the central database on the website, as found in paragraphs [00035]-[00068] and FIGs. 5-11.

With respect to claim 22, the present invention is a computer system for managing real property comprising means for storing real property information from a portfolio of real properties on a central database organized under a plurality of information categories, as found in paragraphs [00020]-[00026] and FIGs. 2-4. Each item of real property information is stored in one of the plurality of information categories. Each information category defines an aspect of the management of the real property, see paragraphs [00025]-[00026]. The system further includes means for providing a website, as found in paragraphs [00035]-[00068] and FIGs. 5-11. The system further includes means for retrieving the real property information from first and second information categories on the central database, as found in paragraphs [00035]-[00037] and FIGs. 5-6. The system further includes means for combining the selected real property information from the plurality of information categories to provide a composite view of the real property, as found in paragraphs [00035]-[00068] and FIGs. 5-11. The system further includes means for displaying the real property information from the central database on the website, as found in paragraphs [00035]-[00068] and FIGs. 5-11.

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VI. GROUNDS OF REJECTION TO BE REVIEWED ON APPEAL

1. Whether claims 1-4 and 9-27 are unpatentable under 35 U.S.C. 103(a) over Kramer in view of Lee.

VII. ARGUMENT

A. USPTO Rejects Claims 1-4 and 9-27 under 35 U.S.C. 103(a)

The Examiner rejects claims 1-4 and 9-27 under 35 U.S.C. 103(a) as being unpatentable over Kramer in view of Lee.

B. Legal Standard for Patentability Under 35 U.S.C. 103(a)

Section 103(a) of Title 35 provides a standard for patentability of the claimed invention. Under 35 U.S.C. 103, a patent may not be obtained though the invention is not identically disclosed or described as set forth in 35 U.S.C. 102, if the differences between the subject matter sought to be patented and the prior art are such that the subject matter as a whole would have been obvious at the time the invention was made to a person having ordinary skill in the art to which the subject pertains. Therefore, even if all of the claim elements cannot be found in a single prior art reference or device, the claim may still be unpatentable if the differences do not meet a minimum standard of inventiveness.

To evaluate patentability under Section 103(a), the scope and content of the prior art are to be determined, differences between the prior art and the claims at issue are to be ascertained, and the level of ordinary skill in the pertinent art resolved. *Graham v. John Deere Co.* 383 U.S. 1 (1966). In considering the legal standard of obviousness, certain secondary considerations such as commercial success, long felt but unsolved needs, failure

of others, etc., might be utilized to give light to the circumstances surrounding the origin of the subject matter sought to be patented. When applying 35 U.S.C. 103, the following tenets of patent law must be adhered to in order to establish a *prima facie* case of obviousness: (i) the claimed invention must be considered as a whole; (ii) the references must be considered as a whole and must suggest the desirability and thus the obviousness of making the combination; (iii) the references must be viewed without the benefit of impermissible hindsight vision afforded by the claimed invention; and (iv) reasonable expectation of success is the standard with which obviousness is determined. *Hodosh v. Block Drug Co., Inc.*, 786 F.2d 1136, 1143 n.5, 229 USPQ 182, 187 n.5 (Fed. Cir. 1986); *In re Vaeck*, 947 F.2d 488, 20 USPQ2d 1438 (Fed. Cir. 1991).

Obviousness can only be established through combining or modifying the teachings of the prior art to produce the claimed invention where there is some teaching, suggestion, or motivation to do so found either explicitly or implicitly in the references themselves or in the knowledge generally available to one of ordinary skill in the art. "The test for an implicit showing is what the combined teachings, knowledge of one of ordinary skill in the art, and the nature of the problem to be solved as a whole would have suggested to those of ordinary skill in the art." *In re Kotzab*, 217 F.3d 1365, 1370, 55 USPQ2d 1313, 1317 (Fed. Cir. 2000). See also *In re Lee*, 277 F.3d 1338, 1342-44, 61 USPQ2d 1430, 1433-34 (Fed. Cir. 2002) (discussing the importance of relying on objective evidence and making specific factual findings with respect to the motivation to

combine references); *In re Fine*, 837 F.2d 1071, 5 USPQ2d 1596 (Fed. Cir. 1988); *In re Jones*, 958 F.2d 347, 21 USPQ2d 1941 (Fed. Cir. 1992). The mere fact that references can be combined or modified does not render the resultant combination obvious unless the prior art also suggests to one skilled in the art of some reasoning for the combination. *In re Mills*, 916 F.2d 680, 16 USPQ2d 1430 (Fed. Cir. 1990). While it may be necessary to look to the interrelated teachings of multiple references to understand the state of the prior art, a patent composed of several elements is not proved obvious merely by demonstrating that each of its elements was, independently known in the prior art. Still, the standard for teaching, suggestion or motivation to combine is not a rigid approach, but rather is based on common sense and common knowledge of one of ordinary skill in the art. The court may take into account inferences and creative steps that a person of ordinary skill would employ to reach the conclusion of obviousness. *KSR Int'l Co. v. Teleflex Inc.*, 550 U.S. ____ (2007).

The determination of the level of ordinary skill in the art is an integral part of the Graham analysis. See *Custom Accessories, Inc. v. Jeffrey-Allan Industries, Inc.*, 807 F.2d 955, 962 ("Without [a determination of the level of ordinary skill in the art], a district court cannot properly assess obviousness because the critical question is whether a claimed invention would have been obvious at the time it was made to one with ordinary skill in the art."). Factors that may be considered in determining the ordinary level of skill in the art include: (1) the types of problems encountered in the art; (2) the prior art

solutions to those problems; (3) the rapidity with which innovations are made; (4) the sophistication of the technology; and (5) the educational level of active workers in the field. See *Id.* at 962 (citing *Env'tl. Designs, Ltd. v. Union Oil Co.*, 713 F.2d 693, 697 (Fed. Cir. 1983)).

"Not all such factors may be present in every case, and one or more of them may predominate." *Id.*

C. Claims 1-4 are patentable.

Independent claim 1 recites a method of accessing real property information for display on a website comprising the steps of storing real property information from a portfolio of real properties on a central database organized under a plurality of information categories, including a general purpose category, infrastructure category, business category, accounting category, and maintenance category, wherein each item of real property information is stored in only one of the plurality of information categories, selecting real property information for display, retrieving the selected real property information from multiple information categories on the central database, combining the selected real property information from the multiple information categories to provide a composite view of the real property, and displaying the selected real property information on the website.

The Kramer reference is notably different than the present invention. Kramer is directed to a system and method of creating and maintaining models of consumers based on data received from consumer transactions. The

data is made available to run various modeling programs to predict consumer behavior. The Lee reference is directed to a method of search and organizing intellectual property information utilizing a classification system. The Examiner admits that Kramer does not show that each item of real property information is stored in one of the information categories, and relies on Lee for this part of the invention. As will be discussed, Kramer fails to disclose more than the above noted distinction. Nonetheless, Appellants also believe that Lee fails to show that each item of real property information is stored in one of the information categories.

The essence of the present invention is the process of breaking down the totality of real property information into individual items and then storing each item into an information category. An item may be a street address or plumbing fixture or tax record. The information categories are general purpose category, infrastructure category, business category, accounting category, and maintenance category. Each group of people within the organization can have responsibility for overseeing their information category in accordance with their job function and expertise. The real property information is then re-assembled from the different information categories to present a composite representation of the real property. Everyone can access all information when needed but, due to the organization of the database, need only be concerned with their immediate responsibility (information category) for routine tasks.

First of all, Kramer does not address real property applications. Claim 1 expressly recites "storing real property information...", which has been defined to mean real property (land and structures) as well as information related to the real property, e.g., infrastructure data, business data, accounting data, and maintenance data. Kramer's system is directed toward consumer transactions and modeling, which is inherently a different type of data and must be processed in a different manner than real property. Appellants maintain that Kramer does not teach or suggest the collection and processing of real property information. There is no reason for Kramer to do so because real property information and management has no relation to the consumer modeling system.

Next, the Kramer reference does not teach or suggest the step of storing real property information from a portfolio of real properties on a central database organized under a plurality of information categories. For the step of storing real property information, the Examiner references the text in Kramer from col. 12, line 15 through col. 13, line 53.

Appellants respectfully disagree with the Examiner assessment of Kramer. No data record in the Kramer reference has the combination of a general purpose category, infrastructure category, business category, accounting category, and maintenance category in the context of real property, as recited in claim 1.

For the claimed general purpose category, the Examiner uses col. 12, lines 34-43 of Kramer:

Metadata describes data types, data sources, summary entries, relevance of facts to conjectures, current conjectures, integrity constraints, update frequencies, report formats and the mapping from report data to database schemas. The metadata also includes the history of the viewer's interaction with TIC and policies used by the content selection engine. The system is reflective in the sense that metadata can be queried and reasoned about in the same context as "ordinary" data.

The above description of metadata has no relation to a general purpose information category in the context of real property. In contrast, general purpose record 50 contains fixed or relatively constant information about a particular property such as company assigned property identification number, address, phone number(s), fax number, email address, emergency and safety numbers, local manager, principal business purpose, tax identification number, certificate of occupancy, permits, area demographics, general photographs, maps, executive summary, etc., see paragraph [00026]. Accordingly, the metadata record in Kramer is markedly different than the real property general purpose category in claim 1.

For the claimed infrastructure category, the Examiner uses col. 12, lines 27-33 of Kramer:

This is data relating to the current state of each active TIC model. This includes the current characteristic values, summary data, deltas (i.e. changes), and whatever additional values are required by the model to continue the update process and for model-based selection of content.

The above description of modeling has no relation to an infrastructure information category in the context of

real property. In contrast, infrastructure record 52 provides specific infrastructure information related to square footage, acreage, detailed photographs of the property, rooms, layout, type of roof, electric service, communication networks, plumbing, HVAC units, cabinets, counters, shelving, flooring, rack space, cranes, lifts, storage units, bays in garage, mechanical devices, machinery, office equipment, décor, and other fixtures which are not readily moveable and constitute an integral part of the property, see paragraph [00026]. Accordingly, the model record in Kramer is markedly different than the real property infrastructure category in claim 1.

For the claimed maintenance category, the Examiner uses col. 12, lines 45-53 of Kramer:

The Calendar is used by the scheduler to manage model updates and maintenance. All components of the consumer database and models are dynamic. New reports result in additional database entries and over time facts may be forgotten (aged out of the database) leaving only their contributions to summary data. Conjectures change as confirming or refuting evidence is accumulated. New and changed inference rules and metadata are downloaded to the client periodically.

The above calendar description has no relation to a maintenance information category in the context of real property. In contrast, maintenance record 58 provides maintenance information and related photographs such as present state of property, repair history, known repair action items, scheduled maintenance, service advisories, preventative maintenance schedules, records for underground storage tanks, environmental reports, contact information

for local repair service, and needed or planned improvements, see paragraph [00026]. Accordingly, the model record in Kramer is markedly different than the real property maintenance category in claim 1.

Finally, the Kramer reference does not disclose the steps of selecting real property information for display, retrieving the selected real property information from multiple information categories on the central database, and then combining the selected real property information from the multiple information categories to provide a composite view of the real property.

The Examiner notes the following text from Kramer, along with TIC servers 604 in FIG. 6, as disclosing the steps of selecting real property information for display and retrieving the selected real property information from multiple information categories on the central database:

The selection engine chooses what content to present to the viewer when presented with a selectable content option. The choice is controlled by appropriateness, as specified by policies of the media owner and content provider, relevance which is evaluated from models of the viewer based on relevance criteria specified by the content provider, specific constraints for a specific slot specified by the media owner, and overall business policies specified by the media owner and TIC operator. The relevance criterion is represented as a logical expression which is evaluated relative to the viewer model to produce a confidence measure via the same inferencing used to evaluate other conjectures. In representation and use, the criterion in effect defines the conjecture: "this content is relevant to the current viewer at the current time."

see col. 13, lines 5-19.

The primary purpose of the TIC data servers 604 are to serve as a repository of software and domain specific data related to the subject matter of reports, such as product descriptions and vendor contact information. These are represented as standard relational databases with standard web-based interfaces used to populate, query, and modify them. Specifically, there are four types of servers managed by the TIC operator.

1) Accounting Server

The function of the accounting server A is to track the use of illuminations for billing purposes. The accounting server A is updated as conditional illuminations are selected by the targeted URL server D for presentation to the client 600 and again when the chosen illumination is selected by the client 600.

2) Domain Knowledge Server

The domain knowledge server B contains domain specific data related to report elements. In a credit card context, for example, this data provides information about merchants including address, phone numbers, URLs.

3) Metadata Server

The metadata server C provides software, policies, report format, and other forms of non-domain specific data required by TIC to interpret and illuminate documents.

4) Targeted URL Server

The targeted URL server D presents selectable content options to the page illuminator N. These options consist of queries with associated content tokens. The queries are evaluated against the client database J to determine the most appropriate content tokens. When the page illuminator N has selected among the options, the content tokens are converted to URLs and the accounting server A is updated.

see col. 17, line 53 through col. 18, line 16.

The Examiner further notes the following text from Kramer, as disclosing the step of combining the selected real property information from the multiple information categories to provide a composite view of the real property:

The consumer attributes may be defined in a hierarchical model, with aggregated attributes having values derived from lower level attributes (either themselves aggregated, or base level attributes). In this way arbitrarily complex queries can be evaluated against the model to target very specific consumers. The hierarchical model further allows recursive selection of conditional content, with initial selection of content using higher levels of aggregated attributes, and subsequent selection using a combination of lower levels of attributes on which the higher levels are based and consumer expression of interest in each level of selected content.

The consumer attributes are updated by the relevancy of individual transactions. Relative recency of transactions, and the probabilities of transactions occurring or not occurring may also be used to update the attributes.

One embodiment of the present invention, as described herein is an integrated system of software, knowledge bases, and processes which enables the following functionality:

creation of a model consisting of a vector of data values, such that each of the values represents some attribute of the consumer: psychographic qualities, specific interest attributes, income level, etc., using facts in a consumer database of the consumer, plus a mathematical framework for interpreting the vector of values.

grouping of elements of the model into a hierarchical framework that aids in a successive refinement of consumer attributes.

the use of the database and models to target and personalize otherwise generic content delivered to the consumer in electronic form and including conditional content selected and ordered based on the consumer model, without the creator of the content having any knowledge of the consumer, his transactions or the results of models.

presentation mechanisms for enabling the consumer to selectively view the conditional content according to its ordering, see col. 3, lines 22-60.

Appellants disagree. Kramer may indeed discuss retrieving information from different servers, but that is not what Appellants are claiming. The above text from Kramer literally says nothing about the combined steps of selecting real property information for display, retrieving the selected real property information from multiple information categories on the central database, and combining the selected real property information from the multiple information categories to provide a composite view of the real property. The present system stores the real property information under a plurality of information categories such that each item of real property information is stored in only one of the plurality of information categories. The system retrieves the selected real property information from multiple information categories on the central database, and then combines the selected real property information from the multiple information categories to provide a composite view of the real property.

Thus, the present invention breaks down the totality of real property information into individual items and then stores each item into an information category, e.g., general purpose category, infrastructure category, business category, accounting category, and maintenance category. Each group of people within the organization can have responsibility for overseeing their information category in accordance with their job function and expertise. The real property information is then re-assembled from the different information categories to present a composite representation of the real property. Everyone can access all information when needed but, due to the organization of the database, need only be concerned with their immediate responsibility (information category) for routine tasks. The real property management system is very efficient and useful in managing real properties. Kramer is not directed to this purpose, nor does it disclose the inventive steps contained in claim 1.

As acknowledged by the Examiner, Kramer makes no mention that each item of real property information is stored in only one of the plurality of information categories. The Examiner relies on Lee to demonstrate that each item of real property information is stored in one of the information categories. The Examiner refers to the following text and FIG. 3 and associated text. FIG. 3 describes class search module 310. In step 502 of FIG. 3, the user accesses class index, class manual, and class definitions. Lee is referring to the patent classification system which breaks down each technology into classes and subclasses. In step 504, the user defines the search

criteria. The selected classifications are used to define search criteria to be used in searching database 32 for desired intellectual property information. In step 506, the search criteria is stored in a user accessible storage bank. In step 508, the intellectual property information corresponding to the search criteria is retrieved by class search module 310 (or other modules) for subsequent processing.

Lee uses a classification system to organize technology. Lee says nothing about storing each item of real property information in one of the information categories. Indeed, the patent classification system does not store items of information into different categories based on its technology classification system.

Accordingly, claim 1 is believed to patentably distinguish over the Kramer reference. Claims 2-4 are believed to be in condition for allowance as each is dependent from an allowable base claim.

D. Claims 9-14 are patentable.

As for claim 9, the independent claim recites a method of using a central database to manage real property comprising the steps of organizing real property information under a plurality of information categories, wherein each item of real property information is stored in one of the plurality of information categories, each information category defining an aspect of the management of the real property including a general purpose category, infrastructure category, business category, accounting category, and maintenance category, retrieving real

property information from at least one of the plurality of information categories on the central database, displaying the real property information on a website for a first user, wherein the first user edits the real property information, and saving edited real property information back in the central database.

The discussion of claim 1 is applicable to claim 9. Kramer does not address real property applications. Appellants maintain that Kramer does not teach or suggest the collection and processing of real property information.

The Kramer reference does not teach or suggest the step of organizing real property information under a plurality of information categories, wherein each item of real property information is stored in one of the plurality of information categories. Each of these information categories defines an aspect of the management of the real property, including a general purpose category, infrastructure category, business category, accounting category, and maintenance category. Kramer's text in col. 12, lines 34-43 has no relation to a general purpose information category in the context of real property. Kramer's text in col. 12, lines 27-33 has no relation to an infrastructure information category in the context of real property. Kramer's text in col. 12, lines 45-53 has no relation to a maintenance information category in the context of real property. Kramer does not disclose any of these information categories.

Finally, the Kramer reference does not disclose the steps of retrieving real property information from at least one of the plurality of information categories on the

central database and displaying the real property information on a website for a first user. Kramer's col. 13, lines 5-19 and col. 17, line 53 to col. 18, line 16 says nothing about the combined steps of retrieving real property information from at least one of the plurality of information categories on the central database and displaying the real property information on a website for a first user. The present invention breaks down the totality of real property information into individual items and then stores each item into an information category, e.g., general purpose category, infrastructure category, business category, accounting category, and maintenance category. Each group of people within the organization can have responsibility for overseeing their information category in accordance with their job function and expertise. The real property information is then re-assembled from the different information categories to present a composite representation of the real property. Everyone can access all information when needed but, due to the organization of the database, need only be concerned with their immediate responsibility (information category) for routine tasks. The real property management system is very efficient and useful in managing real properties. Kramer is not directed to this purpose, nor does it disclose the inventive steps contained in claim 9.

As acknowledged by the Examiner, Kramer makes no mention that each item of real property information is stored in one of the plurality of information categories. The Examiner relies on Lee to demonstrate that each item of real property information is stored in one of the

information categories. The Examiner refers to the following text and FIG. 3 and associated text. Lee uses a classification system to organize technology. Lee says nothing about storing each item of real property information in one of the information categories. Indeed, the patent classification system does not store items of information into different categories based on its technology classification system.

Accordingly, claim 9 is believed to patentably distinguish over the Kramer reference. Claims 10-14 are believed to be in condition for allowance as each is dependent from an allowable base claim.

E. Claims 15-21 are patentable.

As for claim 15, the independent claim recites a method of managing real property comprising the steps of storing real property information from a portfolio of real properties on a central database organized under a plurality of information categories, wherein each item of real property information is stored in one of the plurality of information categories, each information category defining an aspect of the management of the real property, providing a website, retrieving the real property information from first and second information categories on the central database, combining the selected real property information from the multiple information categories to provide a composite view of the real property, and displaying the real property information from the central database on the website.

The discussion of claim 1 is applicable to claim 15. Kramer does not address real property applications. Appellants maintain that Kramer does not teach or suggest the collection and processing of real property information.

The Kramer reference does not teach or suggest the step of storing real property information from a portfolio of real properties on a central database organized under a plurality of information categories, wherein each item of real property information is stored in one of the plurality of information categories. As discussed in the specification, in one embodiment, the plurality of information categories includes a general purpose category, infrastructure category, business category, accounting category, and maintenance category. Each of these information categories defines an aspect of the management of the real property. Kramer's text in col. 12, lines 34-43 has no relation to a general purpose information category in the context of real property. Kramer's text in col. 12, lines 27-33 has no relation to an infrastructure information category in the context of real property. Kramer's text in col. 12, lines 45-53 has no relation to a maintenance information category in the context of real property. Kramer does not disclose any of these information categories.

Finally, the Kramer reference does not disclose the steps of retrieving the real property information from first and second information categories on the central database and combining the selected real property information from the multiple information categories to provide a composite view of the real property. Kramer's

text in col. 13, lines 5-19 and col. 17, line 53 to col. 18, line 16 says nothing about these combined steps. The present invention breaks down the totality of real property information into individual items and then stores each item into an information category, e.g., general purpose category, infrastructure category, business category, accounting category, and maintenance category. Each group of people within the organization can have responsibility for overseeing their information category in accordance with their job function and expertise. The real property information is then re-assembled from the different information categories to present a composite representation of the real property. Everyone can access all information when needed but, due to the organization of the database, need only be concerned with their immediate responsibility (information category) for routine tasks. The real property management system is very efficient and useful in managing real properties. Kramer is not directed to this purpose, nor does it disclose the inventive steps contained in claim 15.

As acknowledged by the Examiner, Kramer makes no mention that each item of real property information is stored in only one of the plurality of information categories. The Examiner relies on Lee to demonstrate that each item of real property information is stored in one of the information categories. The Examiner refers to the following text and FIG. 3 and associated text. Lee uses a classification system to organize technology. Lee says nothing about storing each item of real property information in one of the information categories. Indeed,

the patent classification system does not store items of information into different categories based on its technology classification system.

Accordingly, claim 15 is believed to patentably distinguish over the Kramer reference. Claims 16-21 are believed to be in condition for allowance as each is dependent from an allowable base claim.

F. Claims 22-27 are patentable.

As for claim 22, the independent claim recites a computer system for managing real property comprising means for storing real property information from a portfolio of real properties on a central database organized under a plurality of information categories, wherein each item of real property information is stored in one of the plurality of information categories, each information category defining an aspect of the management of the real property, means for providing a website, means for retrieving the real property information from first and second information categories on the central database, means for combining the selected real property information from the multiple information categories to provide a composite view of the real property, and means for displaying the real property information from the central database on the website.

The discussion of claim 1 is applicable to claim 22. Kramer does not address real property applications. Appellants maintain that Kramer does not teach or suggest the collection and processing of real property information.

The Kramer reference does not teach or suggest means for storing real property information from a portfolio of

real properties on a central database organized under a plurality of information categories, wherein each item of real property information is stored in one of the plurality of information categories. As discussed in the specification, in one embodiment, the plurality of information categories includes a general purpose category, infrastructure category, business category, accounting category, and maintenance category. Each of these information categories defines an aspect of the management of the real property. Kramer's text in col. 12, lines 34-43 has no relation to a general purpose information category in the context of real property. Kramer's text in col. 12, lines 27-33 has no relation to an infrastructure information category in the context of real property. Kramer's text in col. 12, lines 45-53 has no relation to a maintenance information category in the context of real property. Kramer does not disclose any of these information categories.

Finally, the Kramer reference does not disclose the means for retrieving the real property information from first and second information categories on the central database and means for combining the selected real property information from the multiple information categories to provide a composite view of the real property. Kramer's col. 13, lines 5-19 and col. 17, line 53 to col. 18, line 16 says nothing about these features. The present invention breaks down the totality of real property information into individual items and then stores each item into an information category, e.g., general purpose category, infrastructure category, business category,

accounting category, and maintenance category. Each group of people within the organization can have responsibility for overseeing their information category in accordance with their job function and expertise. The real property information is then re-assembled from the different information categories to present a composite representation of the real property. Everyone can access all information when needed but, due to the organization of the database, need only be concerned with their immediate responsibility (information category) for routine tasks. The real property management system is very efficient and useful in managing real properties. Kramer is not directed to this purpose, nor does it disclose the inventive features contained in claim 22.

As acknowledged by the Examiner, Kramer makes no mention that each item of real property information is stored in only one of the plurality of information categories. The Examiner relies on Lee to demonstrate that each item of real property information is stored in one of the information categories. The Examiner refers to the following text and FIG. 3 and associated text. Lee uses a classification system to organize technology. Lee says nothing about storing each item of real property information in one of the information categories. Indeed, the patent classification system does not store items of information into different categories based on its technology classification system.

Accordingly, claim 22 is believed to patentably distinguish over the Kramer reference. Claims 23-27 are

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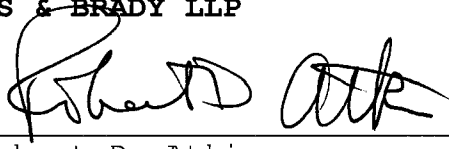
believed to be in condition for allowance as each is
dependent from an allowable base claim.

G. Conclusion

When properly considered in view of the applicable
legal standard, claims 1-4 and 9-27 are believed to
distinguish over the prior art. Appellants request
reversal of the final rejection and allowance of the
subject application.

Respectfully submitted,
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VIII. CLAIMS APPENDIX

1. (Previously presented) A method of accessing real property information for display on a website, comprising:
 - storing real property information from a portfolio of real properties on a central database organized under a plurality of information categories, including a general purpose category, infrastructure category, business category, accounting category, and maintenance category, wherein each item of real property information is stored in only one of the plurality of information categories;
 - selecting real property information for display;
 - retrieving the selected real property information from multiple information categories on the central database;
 - combining the selected real property information from the multiple information categories to provide a composite view of the real property; and
 - displaying the selected real property information on the website.
2. (Original) The method of claim 1 further including:
 - accessing the selected real property information from the central database through a communication network; and
 - displaying the selected real property information for

a first user operating a first computer system remote from the central database.

3. (Original) The method of claim 2 wherein the first user edits the selected real property information from the first computer system and saves edited real property information to the central database.

4. (Original) The method of claim 3 further including:
accessing the edited real property information from the central database through a communication network; and
displaying the edited real property information for a second user operating a second computer system remote from the central database.

5-8. (Cancelled)

9. (Previously presented) A method of using a central database to manage real property, comprising:
organizing real property information under a plurality of information categories, wherein each item of real property information is stored in one of the plurality of information categories, each information category defining an aspect of the management of the real property including

a general purpose category, infrastructure category, business category, accounting category, and maintenance category;

retrieving real property information from at least one of the plurality of information categories on the central database;

displaying the real property information on a website for a first user, wherein the first user edits the real property information; and

saving edited real property information back to the central database.

10. (Original) The method of claim 9 further including:

retrieving the edited real property information from the central database; and

displaying the real property information on the website for a second user.

11. (Original) The method of claim 10 further including:

accessing the real property information from the central database through a communication network; and

displaying the real property information for the first user operating a first computer system remote from the

central database.

12. (Original) The method of claim 11 further including:
accessing the edited real property information from
the central database through a communication network; and
displaying the edited real property information for
the second user operating a second computer system remote
from the central database.

13. (Original) The method of claim 9 wherein the real
property information includes maintenance information.

14. (Original) The method of claim 9 wherein the real
property information includes financial information.

15. (Previously presented) A method of managing real
property, comprising:

storing real property information from a portfolio of
real properties on a central database organized under a
plurality of information categories, wherein each item of
real property information is stored in one of the plurality
of information categories, each information category
defining an aspect of the management of the real property;
providing a website;

retrieving the real property information from first and second information categories on the central database;

combining the selected real property information from the plurality of information categories to provide a composite view of the real property; and

displaying the real property information from the central database on the website.

16. (Original) The method of claim 15 further including:

accessing the real property information from the central database through a communication network; and

displaying the real property information for a first user operating a first computer system remote from the central database.

17. (Original) The method of claim 16 wherein the first user edits the real property information from the first computer system and saves edited real property information to the central database.

18. (Original) The method of claim 17 further including:

accessing the edited real property information from the central database through a communication network; and

displaying the edited real property information for a second user operating a second computer system remote from the central database.

19. (Original) The method of claim 15 further including:

selecting a first property from the portfolio of real properties in response to an action by the first user;

retrieving the real property information related to the first property from the first and second information categories on the central database; and

displaying the real property information related to the first property on the website for the first user.

20. (Original) The method of claim 15 wherein the real property information includes maintenance information.

21. (Original) The method of claim 15 wherein the real property information includes financial information.

22. (Previously presented) A computer system for managing real property, comprising:

means for storing real property information from a portfolio of real properties on a central database organized under a plurality of information categories,

wherein each item of real property information is stored in one of the plurality of information categories, each information category defining an aspect of the management of the real property;

means for providing a website;

means for retrieving the real property information from first and second information categories on the central database;

means for combining the selected real property information from the plurality of information categories to provide a composite view of the real property; and

means for displaying the real property information from the central database on the website.

23. (Original) The computer system of claim 22 further including:

a communication network for accessing the real property information from the central database; and

a first computer system remote from the central database for displaying the real property information for a first user.

24. (Original) The computer system of claim 23 wherein

the first user edits the real property information from the first computer system and saves edited real property information to the central database.

25. (Original) The computer system of claim 24 further including:

means for accessing the edited real property information from the central database through the communication network; and

means for displaying the edited real property information for a second user operating a second computer system remote from the central database.

26. (Previously presented) The method of claim 15, wherein the plurality of information categories includes a general purpose category, infrastructure category, business category, accounting category, and maintenance category.

27. (Previously presented) The computer system of claim 22, wherein the plurality of information categories includes a general purpose category, infrastructure category, business category, accounting category, and maintenance category.

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IX. EVIDENCE APPENDIX

No evidence has been submitted pursuant to 37 C.F.R. §1.130, 1.131, or 1.132, or entered by the Examiner and relied upon by Appellant in the appeal.

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X. RELATED PROCEEDINGS APPENDIX

Neither Appellant, nor Assignee or Appellant's legal representative are aware of any other appeals, interferences or judicial proceedings which may be related to, directly affect or be directly affected by or have a bearing on the Board's decision in the pending appeal.